

BLOCK 4 LOT 13
IN OR 1504/1219
WOODLAND ESTATES UNIT 2

CLAYTON LAVERN E & CATHERINE E
PO BOX 146
CALLAHAN, FL 32011-0146

2025

16-1N-25-2912-0004-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,513	100	2001	1,513	129,311
FGR	676	55	2001	372	31,794
FOP	60	30	2001	18	1,538
FOP	222	30	2001	67	5,726
FSP	535	40	2009	214	18,290
FUS	1,373	100	2001	1,373	117,345

TOTALS	4,379			3,557	304,003
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	32	26	832.00	SF	35.00		
2	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50		
3	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50		
4	0350	CARPORT WD	0	100	20	8	160.00	SF	9.10		
5	1242	WD DECK A	0	100	12	4	48.00	SF	10.00		
6	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50		
7	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50		
8	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,557	96.3000	96.30	342,539	2001	2001	0	0	11.25	88.75
1 SINGLE FAM - 100% - 1993 Heated Area: 2886 HX Base Yr 1993											
44706 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			304,003
TOTAL MARKET OB/XF VALUE			10,974
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			364,977
SOH/AGL Deduction			154,921
ASSESSED VALUE			210,056
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			159,334
TOTAL JUST VALUE			364,977
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017742	NEW CONSTR	0	02/01/2001
PNDG	NEW CONSTR	139,025	08/01/2000
B985505	XFOB	4,825	10/01/1998
8995	MH MOVE-ON	7,000	08/05/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1504/1219	6/08/2007	QC	Q	I	01	100	
GRANTOR: CLAYTON LAVERN E							
GRANTEE: CLAYTON LAVERN E &							
1294/0358	2/09/2005	QC	Q	I	06	100	
GRANTOR: KARST VICTORIA JEAN							
GRANTEE: CLAYTON LAVERN E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W16 FSP=[YR=2009] N10 W47 S10 E12 S5 E13 N5 E22 \$ W22 S5 W13 N5 W12 S18 FGR=[YR=2001] S26 E26 N8 FOP=[YR=2001] E37 N6 W37 S6 \$ N18 W26 \$ E26 S12 E37 N30 \$ PTR= E15 FOP=[YR=2001] E5 FUS=[YR=2001] N4 E16 S4 E13 S18 E23 S14 W5 S1 W7 N1 W5 N14 W10 S14 W4 S1 W7 N1 W6 S6 W3 S1 W7 N1 W3 N26 E5 N12 \$ S12 W5 N12 \$ W15 \$. 15 \$.											